

WARRANTY DEED

Statutory Short Form

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TRANSFER
TAX
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I, **Norman R. Michaud** of Fairfield, County of Somerset, State of Maine, for consideration paid, grant and convey to **Shannon J. Courtois and Cory R. Courtois**, of 72 Summer Street, Waterville, Maine 04901, as Joint Tenants, with Warranty Covenants, the land described as follows:

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin set in the ground in the general southwesterly corner of land now or formerly of Strout; thence running south fifty-four degrees forty-five minutes west (S 54° 45' W) a distance of one thousand three hundred thirty-two (1,332) feet to an iron pin set in the ground; thence running south sixty degrees four minutes east (S 60° 4' E) a distance of one hundred forty-nine and one-tenth (149.1) feet to a point; thence running north fifty-four degrees fifty-eight minutes east (N 54° 58' E) a distance of one thousand eighty-nine and three-tenths (1,089.3) feet, more or less, to a point; thence running south twenty degrees forty-six minutes east (S 20° 46' E) a distance of forty-eight and one-tenth (48.1) feet to a point; thence running north fifty-four degrees fifty-three minutes east (N 54° 53' E) a distance of two hundred eleven and six-tenths (211.6) feet to a point in the general northerly line of the Webb Road, so-called; thence running north sixty degrees thirteen minutes west (N 60° 13' W) along the said northerly line of the Webb Road a distance of one hundred two and nine-tenths (102.9) feet to the point of beginning.

Being Lot No. Three (3) as shown on a plan for Edwin Saucier, surveyed by Gerald C. Poulin, dated October 2, 1976, and recorded in the Kennebec County Registry of Deeds in Plan File B78174.

Excepting and reserving a perpetual right and easement to Central Maine Power Company over and along a strip of land one hundred (100) feet in width extending from land now or formerly of Rachel W. Holmes on the southeast in a northwest direction across the above described parcel of land of Saucier on the northwest. For a more particular description of said easement, see Henry M. Thibau's deed to Central Maine Power dated October 29, 1963, and recorded in the Kennebec Registry of Deeds in Book 1322 Page 305.

Also excepting and forever reserving to a prior grantor, their heirs and assigns, a right of way commencing in the northerly line of the Webb Road, thence running along the westerly boundary as a strip twelve (12) feet in width on the easterly side and then the

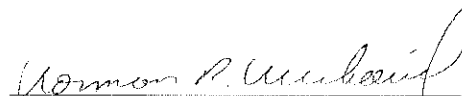
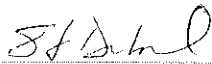
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northerly side of the line between lots number two (2) and three (3) in the above referenced plan, to a point where Lot number two (2) intersects with the general westerly line of Lot number three (3) being the halfway point in the northerly line of Lot number two (2) in the above referenced plan; thence said right of way runs in a general northerly direction consisting of a six (6) foot wide strip of land on each side of lots numbered (1) one and three (3) of the above referenced plan to the southerly line of the Central Maine Power Company easement.

Being the same premises described in a deed from Sandra T. Saucier to Norman R. Michaud and Linda L. Michaud dated September 9, 1983, and recorded in the Kennebec County Registry of Deeds in Book 2607 Page 293. Linda L. Michaud died September 21, 1989, and Norman R. Michaud is the surviving joint tenant.

WITNESS my hand and seal this 21st day of October 1998.

Signed, Sealed and Delivered
in the presence of:

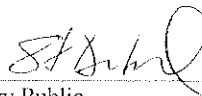

Norman R. Michaud

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: October 21, 1998

Then personally appeared the above named Norman R. Michaud and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public

Print

Name:

STEPHEN F. DUBORD
Notary Public Attorney at Law
My Commission Expires
September 4, 2001



RECEIVED KENNEBEC SS.

1998 OCT 28 AM 9:00

ATTEST: 
REGISTER OF DEEDS